

Peter David

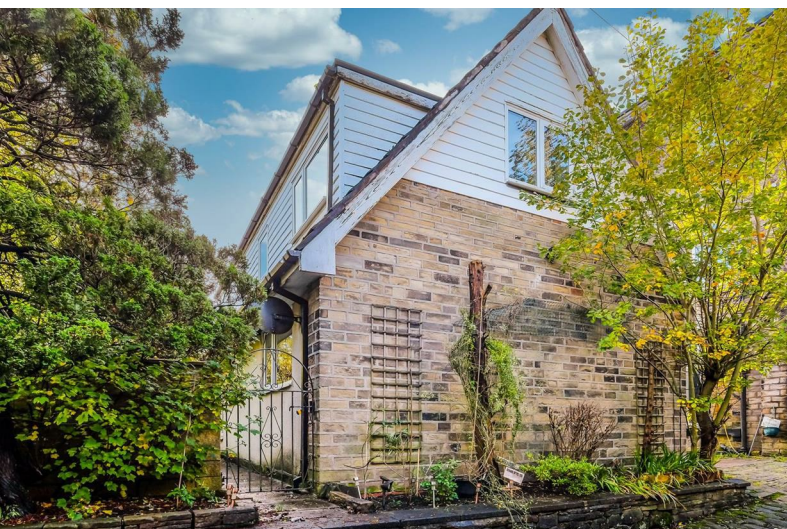
Properties Ltd

Residential Sales and Lettings



Stanley Road,

Or Nearest Offer £219,000





Peter David Properties are pleased to bring to market this three bedroom DETACHED DORMER BUNGALOW. With the benefit of a driveway providing off road parking and garden to the rear.

The accommodation briefly comprises of a lounge, kitchen, conservatory, one ground floor bedroom. To the first floor there are 2 double bedrooms with storage.

Located close to the local shops in King Cross and schools. Also within easy access to Halifax town centre and with the added benefit of gas central heating and double glazing throughout.

- DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- GARDEN
- CONSERVATORY
- CONVENIENT LOCATION
- EPC RATING D
- COUNCIL TAX BAND D

Accommodation

Kitchen

8'10" x 10'0" (2.7m x 3.05m)

With a range of matching wall and base units and complementary work surfaces, partly tiled, sink. Space for a free standing cooker, fridge freezer and plumbing for a washing machine.

Lounge

18'11" x 17'9" (5.78m x 5.43m)

A good size lounge with a gas fire, central heating radiator, sliding doors to the conservatory.

Bedroom 1

11'10" x 17'9" (3.63m x 5.43m)

Double bedroom with central heating radiator, double glazed window and fitted storage.

Conservatory

11'1" x 12'3" (3.4m x 3.75m)

Spacious conservatory which lends its self to a variety of uses, such as an extra sitting room, dining room, home office or play room. Double glazed with patio doors leading to the rear garden.

Garage

16'4" x 8'2" (5m x 2.5m)

First Floor

Bedroom 2

11'11" x 12'8" (3.65m x 3.88m)

Double bedroom with central heating radiator and double glazed window.

Bedroom 3

11'10" x 12'8" (3.63m x 3.88m)

Double bedroom with central heating radiator and double glazed window.

Bathroom

15'10" x 5'4" (4.83m x 1.63)

White three piece suite which comprises of a separate shower enclosure, bath, WC, vanity unit wash hand basin, bidet, central heating radiator and frosted double glazed window.

External

To the front of the property there is a driveway providing off road parking to the front of the property. To the rear there is an enclosed patio garden.

Directions

Please use postcode HX1 3RX for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



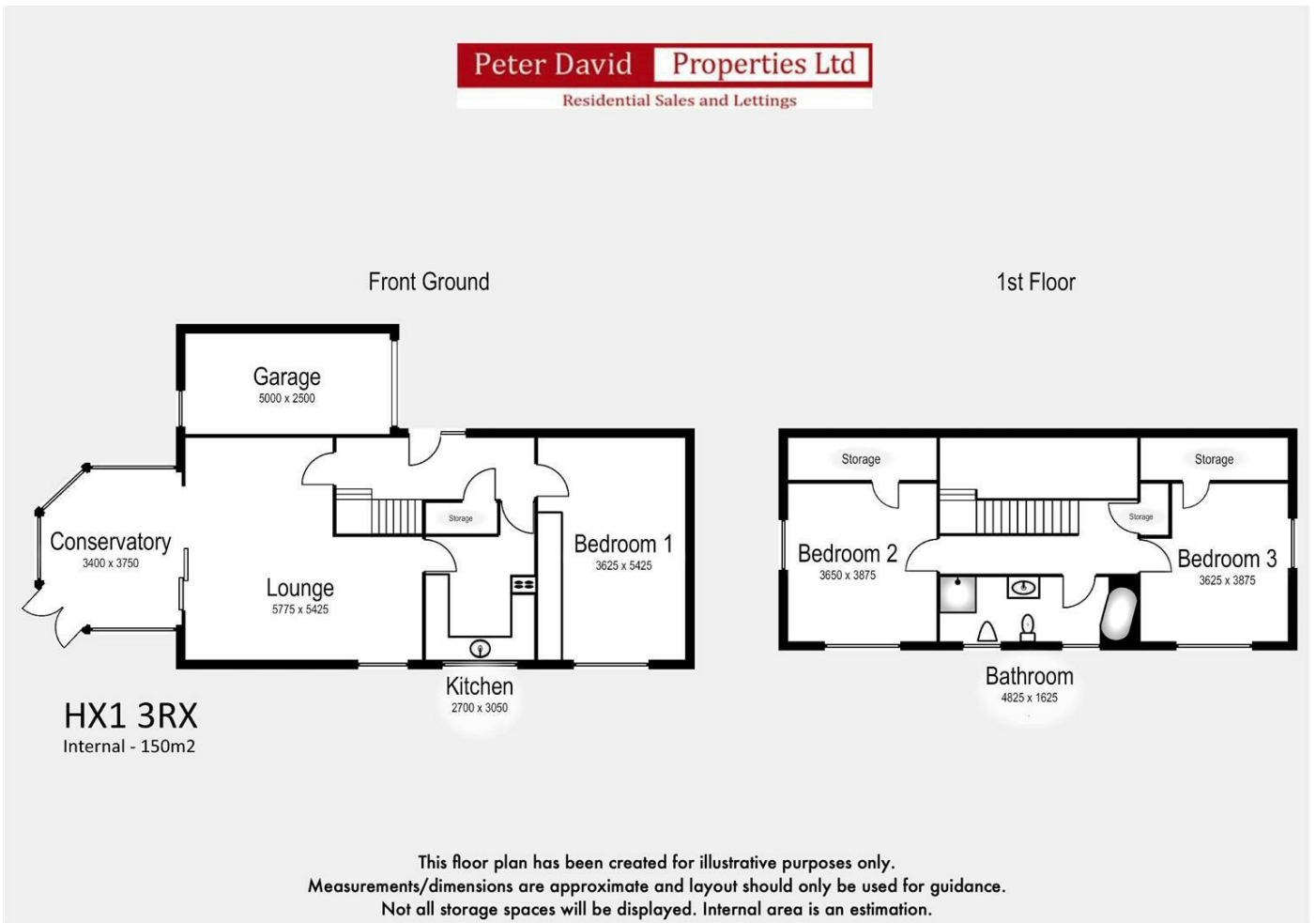
Hybrid Map



Terrain Map



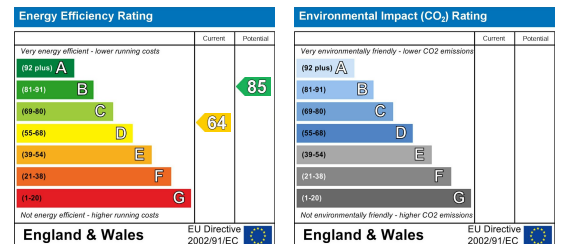
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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